

SCHEDULE

July 14 (Friday) 8:30 am – 5pm

July 15 (Saturday) 8:30 am – 5pm

Registration starts at 8:00am, each day.

Free lunch is available.

VENUE

SACRED HEART HOSPITAL AUDITORIUM
421 Chew Street (2nd Floor)



PRE-REGISTRATION

Please call or email:
Planning Department, City of Allentown
610.437.7613
landlord.seminar@allentownpa.gov

WHO WE ARE



UPSIDE ALLENTOWN is a volunteer-driven community revitalization strategy that is overseen by a partnership of area residents, neighborhood organizations, local non-profits, corporate entities and public agencies – to improve the quality of life of residents, grow the business environments and enhance the general livability of neighborhoods in Center City Allentown.



A program of
Community Action Development
Corporation of Allentown
523 N. 7th Street, Allentown, PA 18102



free LANDLORD SEMINAR

Presented by John Campbell

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Sacred Heart Hospital Auditorium
421 Chew Street (2nd Floor)

a project of



The seminars are funded by:

- Department of Housing & Urban Development (HUD)
- Pa-DCED - Neighborhood Partnership Program (NPP)



DISCUSSION TOPICS

The free 8-hour seminar covers a variety of topics that are important to people who own or manage rental housing. They include:

- Benefits of screening rental applicants
- Tips to strengthen your rental agreements
- Proactive management
- Crime Awareness / Prevention
- Nuisance violations
- Role of the Police, City Inspectors
- Proper eviction proceedings
- The Federal Housing Choice Voucher Program, known as Section 8
- Fair Housing

CONSIDER THESE FACTS

When drug-related activities and other destructive tenants operate out of rental property, neighborhoods suffer and landlords pay a huge price.

That price may include:

- Decline in property values – particularly when the activity begins affecting the reputation of a neighborhood.
- Property damage arising from abuse, retaliation or neglect; property damage from police raids.
- Fire resulting from manufacturing or growing operations.
- Civil penalties, including temporary closure of the property – or even property seizure.
- Loss of rent during the eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening tenants.
- Increased resentment and anger between neighbors and property managers.
- Loss of valued tenants.



BENEFITS OF ACTIVE MANAGEMENT

- A stable, more satisfied tenant base
- Increased demand for rental units because of reputation for active management
- Lower maintenance and repair costs
- Increased property values
- Improved personal safety for tenants, landlords and managers
- Peace of mind by spending more time on routine management and less time on crisis control
- Appreciative tenants and neighbors
- More stable, revitalized neighborhood